

PLANNED UNIT DEVELOPMENT REVIEW SHEET**CASE:** C814-2007-0009**P.C. DATE:** May 22, 2007**ADDRESS:** 8500 West State Highway 71**OWNER/APPLICANT:** Michael Knepp**AGENT:** Land Strategies Inc. (Paul W. Linehan)**ZONING FROM:** RR**TO:** PUD**AREA:** 8.900 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Planned Unit Development, including two variances:

- 1) A variance to 24-5-2-144 which requires a PUD application to include at least 10 acres. The variance would allow the 8.9 acre tract to be submitted as a PUD
- 2) A variance to 25-8-483 requesting that a portion of the water quality transition zone associated with Williamson Creek be classified as Uplands zone.

PLANNING COMMISSION RECOMMENDATION:

May 22, 2007: Approved Staff's recommendation of PUD zoning on consent (9-0).

ENVIROMENTAL BOARD COMMENTS:

The case was presented to the Environmental Board meeting of July 18, 2007.

DEPARTMENT COMMENTS:

The property is a roughly 9 acre undeveloped site along State Highway 71, north of the "Y" at Oak Hill. The site is currently zoned Rural Residential (RR) and the applicant is requesting Planned Unit Development zoning (PUD) for this site to develop four office buildings totaling 40,200 square feet.

Additionally the applicant is requesting Planned Unit Development zoning (PUD) for this site to better address the actual drainage patterns that exist on the ground. Williamson Creek lies across State Highway 71 West, and although the property is within 100-300 feet of the centerline of Williamson Creek, runoff from the site is prevented from draining directly to that portion of the creek by the height of the roadway. Instead, runoff from the site drains to a tributary of Williamson Creek to the south.

The PUD would comply with all regulations regarding the critical water quality and transition zone for the segment of the creek to which the property actually drains. The PUD would provide a greater buffer in the uplands zone than would otherwise be required. The PUD would adhere to SOS water quality standards, and would include Integrated Pest Management and native landscaping.

Staff concludes that the PUD would allow for reasonable use of the property and provide a higher level of environmental protection than would otherwise be achieved under a conventional office zoning district, and recommends approval of the PUD.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	MF-1	Undeveloped and Apartments
<i>South</i>	MF-1 and LO-CO	Undeveloped and Commercial
<i>East</i>	LR and DR	Gas Station and Mobile Home Park
<i>West</i>	LO and GR	Undeveloped

AREA STUDY: The property lies within the West Oak Hill Neighborhood Plan Area that is currently underway.

TIA: N/A

WATERSHED: Williamson Creek – **DESIRED DEVELOPMENT ZONE:** No
Barton Springs Zone – Contributing Zone

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- Oak Hill Association of Neighborhoods
- Oak Hill Association of Neighborhoods – 78735
- Oak Hill Association of Neighborhoods – 78736
- Oak Hill Association of Neighborhoods – 78737
- Oak Hill Association of Neighborhoods – 78738
- Oak Hill Association of Neighborhoods – 78739
- Oak Hill Association of Neighborhoods – 78749
- Save Our Springs Alliance
- Save Barton Creek Association
- Barton Springs Coalition
- Austin Independent School District
- City of Rollingwood

SCHOOLS: (AISD)

Oak Hill Elementary School Small Middle School Austin High School

ABUTTING STREETS and TRAFFIC INFORMATION:

NAME	ROW	PAVEMENT	CLASSIFICATION
State Highway 71	150'	60'	Arterial

Capital Metro bus service is not available within 1/4 mile of this property. The Oak Hill Flyer (171) makes limited runs to a park and ride lot roughly 1/2 mile to the south.

CITY COUNCIL DATE:**ACTION:**

June 21, 2007

Approved first reading 7-0, and directed staff to take the case to the Environmental Board for a briefing.

July 26, 2007

ORDINANCE READINGS:

1st

6/21/07

2nd

3rd

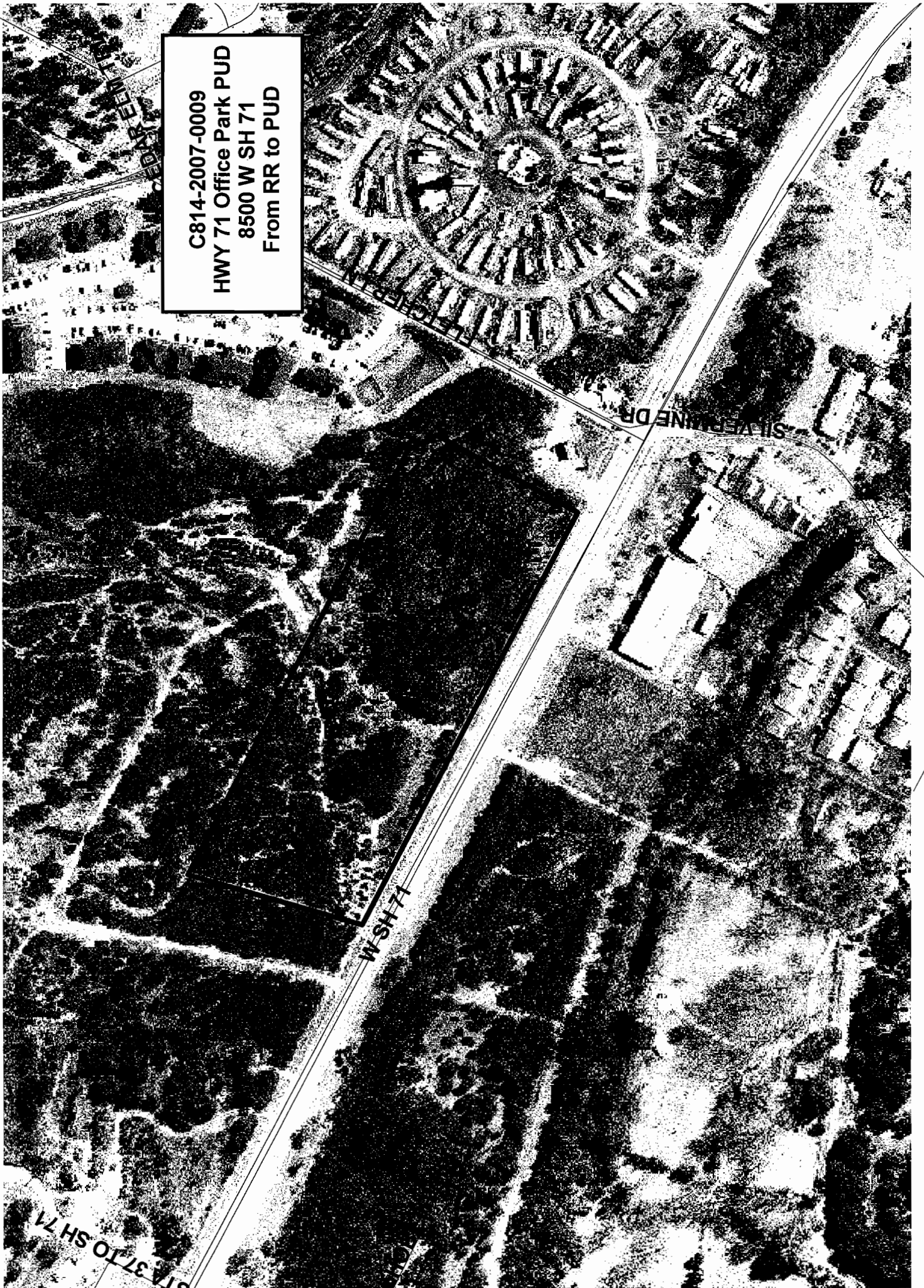
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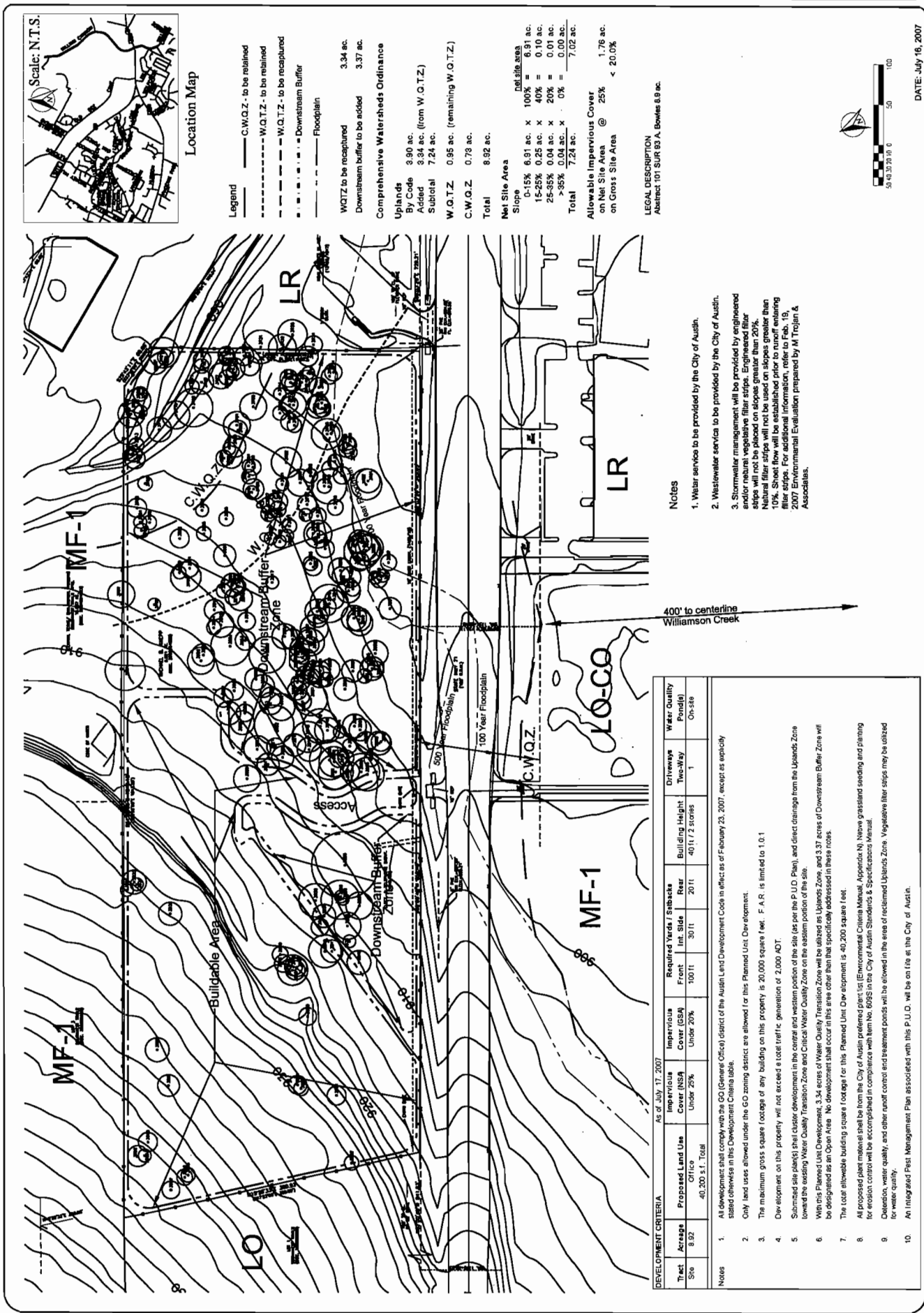
CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



C814-2007-0009
HWY 71 Office Park PUD
8500 W SH 71
From RR to PUD





DETAILED STAFF COMMENTS**CASE NUMBER: C814-2007-0009****CASE MANAGER:** Robert Heil **PHONE #:** 974-2330**REVISION #:** 0 **UPDATE #:** 0**PROJECT NAME:** Highway 71 Office Park PUD**SUBMITTAL DATE:** March 7, 2007**COMMENTS:** April 13, 2007**UPDATE 1:** May 14, 2007**LOCATION:** 8500 West SH 71**Review Summary:**

- ✓ Drainage Construction: Informal Update Required.
- ✓ Electrical: Approved
- ❖ Environmental: Informal Update Required
- ✓ Industrial Waste: Approved
- ❖ Site Plan: Informal Update Required
- ✓ Subdivison: Approved
- ✓ Transportation: Approved
- ✓ Water and Waste Water: Approved
- ❖ Water Quality: Informal Update Required
- ✓ Zoning and Land Development: Approved

Drainage Construction - RON CZAJKOWSKI 974-6307**INFORMAL UPDATE REQUIRED**

DC 1. A site plan and engineering report with a drainage study assessing pre- and post-development flows will be required. Post-development stormwater discharges leaving the site must be held to the pre-development discharges through ponding as necessary. Topographic contours and existing and proposed conditions on the site and adjacent properties must be shown on the plans. Applicant will be required to provide hydrologic summary of existing and proposed conditions on the plans, including contributing drainage areas (onsite and offsite), distance of flow, slope of site, time of concentration, and rainfall intensities, runoff coefficients, and discharges for the 2, 10, 25, & 100-year storm events. Fully developed conditions must be assumed for offsite flows.

Update 1: An engineering report will be provided at the time of site plan.

DC 2. An engineering report will be necessary for detention ponds. Applicant will be required to provide inflow hydrograph for proposed conditions, pond routing with elevation-discharge and elevation-storage curves, and outflow hydrograph. Concentrated discharge from ponds must be dispersed and returned to sheet flow,

or drainage easements and permanent erosion control measures to convey the concentrated discharge will be necessary. Pond details will be required on the plans.

Update 1: An engineering report will be provided at the time of site plan.

- DC 3. Sites within the Williamson Creek watershed are eligible for participation in the Regional Stormwater Management Program (RSMP) in lieu of providing on-site detention.
- DC 4. Drainage easements (by plat or separate instrument) will be required for conveyance facilities for offsite flows and for containment of the fully-developed 100-year floodplain.
- DC 5. Note that ponds cannot be located within the Critical Water Quality Zone (LDC 25-8-482) or the Water Quality Transition Zone (LDC 25-8-483.A).

Update 1: No construction will take place in the CWQZ. We are seeking a variance to the WQTZ for the portion of Williamson Creek on the other side of HWY 71..

- DC 6. Applicant will be responsible for engineering review and construction inspection fees for any drainage construction involving offsite flow within easements. Fiscal surety will be required for erosion and sedimentation controls and restoration.

Electric - DAVID LAMBERT 322-6109

- EL 1. Austin Energy has no objection to the attempt to remove the WQTZ on the property via PUD zoning.
- EL 2. FYI: Any relocation of electric facilities shall be at landowner's/developer's expense.
- EL 3. FYI: Electric easements shall be requested at time of platting and/or site plan.

Environmental - MANUEL DEL LLANO 974-3410

- EV 1. The applicant has submitted a PUD Plan for a project located in the Williamson Creek watershed classified as Barton Springs Zone. The applicant is requesting a waiver to the provisions of LDC Section 25-8-92 and 25-8-93 establishing the critical water quality zone and water quality transition zone, based on the actual drainage patterns caused by the presence of the W SH 71.
- EV 2. Please update the environmental assessment to include more information of the vegetation, critical environmental features and geology.

Industrial Waste - MICHAEL NEBERMAN 972-1060

- IW 1. For any site discharging or proposing to discharge industrial waste to the City of Austin's sanitary sewer system, Chapter 15-10 of the Austin City Code forbids the discharge of non-flow measured water to the sanitary sewer; therefore, more than one sewer tap may not exist per water meter unless a wastewater flow meter is installed at each wastewater line. Also, for industrial waste dischargers, when more than one water meter supplies water to a site with more than one sewer tap, each water meter must discharge to a unique wastewater tap.

Site Plan - SUE WELCH 974-3294

- SP 1. The applicant will need to provide the legal description.

Update 1: Provided on PUD Notes

- SP 2. Phasing of the PUD development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities [Sec. 25-2-411(C)].
- SP 3. For all non-residential development provide a summary table indicating the site development regulations for each existing and proposed use by tract and/or phase. Uses shall be listed at a level of detail sufficient for Traffic Impact Analysis review as required in Section 25-6. Include the following information [Sec. 25-2-411(I)]:
- a. The maximum floor-area ratio (to be no greater than the maximum authorized in the most restrictive base zoning district where the most intense proposed use on a tract is first authorized as a permitted use).
 - b. Total square footage and whether structured parking facilities are proposed.
 - c. Maximum impervious cover;
 - d. Maximum height limitation;
 - e. Minimum setbacks, with a minimum front yard of no less than 25 feet and minimum street site yard no less than 15 feet, and in no event shall the setback be less than required pursuant to the Compatibility Standards;
 - f. The number of curb cuts or driveways serving a non-residential project, which shall be the minimum necessary to provide adequate access to the site;
 - g. All civic uses by type and proposed site development regulations.

Update 1: Provided on PUD Notes

- SP 4. Additional site development regulations may be specified by the City Council.
- SP 5. Please clarify if this is going to be restricted to office uses only (such as professional and/or administrative uses, as opposed to medical office use). Note 2 seems to allow all GO zoning uses.

Update 1: Provided on PUD Notes

- SP 6. FYI - In the Barton Springs Zone, no individual retail use may exceed 50,000 square feet and no food sales use may exceed 100,000 square feet. [Sec. 25-2-651]. No principal retail use and its accessory uses will exceed 50,000 square feet of gross floor area, and no principal food sales uses and its accessory uses will exceed 100,000 square feet.

Update 1: Provided on PUD Notes

- SP 7. Identify any waivers to be requested from the City Ordinances or development standards pursuant to Chapter 25-2-402.
- SP 8. This site will need to comply with the Subchapter E: Design Standards and Mixed Use.

Update 1: This portion of State Hwy 71 is classified as a Suburban Roadway.

Subdivision - DON PERRYMAN 974-2786

- SR1. A subdivision final plat, and associated preliminary plan, if applicable, must be approved prior to approval of any site plan(s) and, or, the issuance of any building permits.

Transportation - Emily Barron 974-2788

- TR 1. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for SH 71. At the time of subdivision and/or site plan, 75 feet of right-of-way will be required to be dedicated and 200 feet of right-of-way reserved from the future centerline of SH 71 in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]
- TR 2. The trip generation under the requested zoning is estimated to be 15,637 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The proposed development of 40,200sf of office condominiums will generate approximately 661 trips per day.
- TR 3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]
- TR 4. Capital Metro bus service is available along Silvermine within 1/4 mile of this property.

TR 5. Commercial design standards should be considered when laying out the project. The building and parking placement is considered as conceptual only and has not been reviewed for commercial design standards. Please include this consideration in note #4.

TR 6. Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
SH 71	150'	Varies	Major Arterial	No	No	No

Water Quality - RON CZAJKOWSKI 974-6307

WQ 1. The site is in the Barton Springs Zone and is subject to the SOS Ordinance. Applicant will be required to provide water quality controls which must be designed to meet non-degradation standards. Any retention ponds proposed must be sized for the capture volume corresponding to the appropriate impervious cover shown in Table 1-12 in the Environmental Criteria Manual (ECM). Ponds cannot be located in the Critical Water Quality Zone (LDC 25-8-482) or the Water Quality Transition Zone (LDC 25-8-483.A).

WQ 2. Applicant will be required to provide an Integrated Pest Management (IPM) plan and a restrictive covenant to address implementation and maintenance of the IPM plan (ECM 1.6.9.2.D). Other pollution prevention measures as described in ECM 1.6.9.2 will need to be followed as applicable.

Update 1: IPM provided on PUD Notes

WQ 3. An operating permit for water quality controls will be required in accordance with LDC 25-8-233.

WQ 4. Applicant will be responsible for fiscal security for water quality controls as described in LDC 25-8-234 and ECM 1.2.3.1.E.

Water and Wastewater - PAUL URBANEK 974-3017

WW 1. The landowner intends to serve the site with City of Austin water and wastewater utility service. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable city fees.

Zoning Land Use Robert Heil 974-2330

- ZN1. The applicant has provided a land use summary table for the proposed PUD describing what uses will be permitted, conditional, and prohibited in the PUD.
- ZN2. The applicant provided, as per section 25-2-402 of the City's Land Development Code (LDC), the site development regulations to which the proposed PUD will adhere.
- ZN 3. The applicant provided justification for PUD zoning and address how the proposed PUD is superior to the development that would occur under conventional zoning and subdivision regulations (see LDC section 25-2-144).

March 1, 2007

Neighborhood Planning & Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: West 71 Office Park PUD
LSI #1336.01

Dear Sir/Madam:

Land Strategies, Inc. (LSI) respectfully submits the West 71 Office Park PUD for formal review by the City of Austin. The following information is meant to describe the property and our proposed Planned Unit Development.

Property Information

The project site is located at 8500 West State Highway 71, in the Full-Purpose Jurisdiction of the City of Austin, Travis County, Texas. The property consists of 8.921 acres, and is currently zoned Rural Residential (RR).

Planned Unit Development Information and Justification

With this zoning submittal, we propose to establish a Planned Unit Development with General Office (GO) base zoning. Attached you will find our PUD Plan (including a Development Criteria chart and notes with project-specific information) and Conceptual Site Plan for review. The total building square footage proposed with this plan is 40,200 square feet of Office use, including associated drives and parking. The total impervious cover proposed with this plan is not to exceed 1.76 acres out of the 8.921-acre tract, which is approximately 19.7% impervious cover of Gross Site Area of the overall tract. There are 1.68 acres of Water Quality Transition Zone and Critical Water Quality Zone located in the northeastern portion of the tract. Please note this portion of the tract will remain undeveloped. For information pertaining to water, wastewater and stormwater management, please refer to the notes on the face of the PUD plan, as well as information included in the Environmental Evaluation prepared by MTA, also included for your review.

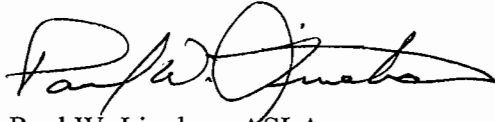
We believe this particular property is appropriate as a Planned Unit Development, partly based on the more extensive development restrictions we are proposing for the site, which will protect the environmental quality of the site. Please refer to the Development Criteria Chart on the face of the PUD for development constraints placed on this property. You will see that the requirements included in this chart meet or exceed the standards of the General Office base zoning district. Additionally, 5.08 acres of the tract will remain undeveloped, as described above.

Proposed Variances

Attached you will find our letter to Mr. Jerry Rusthoven requesting two (2) variances for the project: One variance (to Section 25-2-144) requests that the 8.921-acre tract be considered for a Planned Unit Development, and; One variance (to Section 25-8-483) requests that the Water Quality Transition Zone associated with Williamson Creek be designated as Uplands Zone for calculation purposes. Descriptions of both variances requests are included in the letter to Mr. Rusthoven.

Please feel free to contact me should you need additional information or if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Paul W. Linehan". The signature is fluid and cursive, with a large loop at the end.

Paul W. Linehan, ASLA
President

PWL:enw

cc: Michael Knepp

PAUL LINEHAN & ASSOCIATES

March 1, 2007

Attn: Jerry Rusthoven
City of Austin
Neighborhood Planning & Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: West 71 Office Park PUD
Variance Requests
LSI #1336.01

Dear Jerry:

Land Strategies, Inc. represents landowner Michael Knepp in the preparation and processing of a Planned Unit Development for his property located at 8500 West State Highway 71, in the Full-Purpose jurisdiction of the City of Austin, Travis County, Texas. On behalf of Michael Knepp, Land Strategies, Inc. respectfully requests the following two variances pertaining to this Planned Unit Development.

Variance from Section 25-2-144 (Planned Unit Development District Designation)

Subsection D of this Land Development Code section (25-2-144) states that a Planned Unit Development must consist of a minimum of ten (10) acres. The referenced Knepp Tract PUD consists of approximately ±8.9 acres. The site has been in this 8.9-acre configuration since 1959 (deed attached), and has approximately 1,000 feet of frontage along West State Highway 71. It is our belief that this property can be developed as an attractive and appropriate development, under the PUD requirements (subsections) of Code section 25-2-144. Specifically, the proposed PUD will comply with the following subsections:

Subsection A: The proposed project will be a single-use development under unified control. The project will be an office development.

Subsection B: The proposed project will preserve the natural environment of the existing site and incorporate a high-quality design. We propose to cluster development at the western and central portion of the site, away from existing trees and Critical Water Quality and Water Quality Transition Zones in the northeast corner of the site. Additionally, the proposed development will utilize the undeveloped areas of the site as outdoor amenity areas (i.e., picnic tables, etc.) for the users of the development.

Subsection C: The proposed project will incorporate design criteria for the overall development that is over and above the general requirements of the [General Office] zoning category. Design criteria are detailed on the face of the PUD document. Additionally, the proposed development will comply with the PUD criteria referenced in Code Section 25-2-411 (Planned Unit Development District Regulations). A copy of the proposed PUD plan, including development criteria, is attached.

Variance from Section 25-8-483 (Water Quality Transition Zone)

Land Strategies, Inc. also requests a variance from this Code section which references a general requirement for a 300-foot Water Quality Transition Zone (WQTZ) from Williamson Creek. Williamson Creek is located across West State Highway 71 from the project site. With this variance request, we propose to treat the WQTZ as the Uplands zone for our calculation purposes. We believe that there should be no WQTZ designation for this site, as the WQTZ must span State Highway 71 (with a right-of-way width of 150 feet) and travel away from Williamson Creek before it reaches this site. The project site is located 500-550 feet away from Williamson Creek. Please note that we propose to cluster all development on the property on the western and central portion of the site, and propose to leave the remainder of the site as Downstream Buffer. This will allow for natural drainage to the eastern portion of the site. Additionally, please note that the existing Critical Water Quality Zone and Water Quality Transition Zone on the east side of the property will not be developed or affected by the proposed development.

The property is subject to the Save Our Springs Initiative, which governs only water quality requirements, impervious cover in the Uplands zone, and the use of impervious cover transfer. Attached you will find an environmental evaluation of the site, prepared by M. Trojan & Associates, for the subject property referencing the WQTZ issues. In this evaluation, Mike Trojan's assumptions are that 1) there is no direct discharge of runoff from the property (via the existing WQTZ) to Williamson Creek; and, 2) by re-designating the existing WQTZ as Uplands, but still complying with WQTZ building restrictions, the area can still be maintained as an excellent natural buffer.

We look forward to the approval of this variance request, as originally the site would be restricted to a total of 10.5% impervious cover of Gross Site Area, equaling approximately ± 0.94 acres of impervious cover. We feel this is too great of a hardship for any type of development on the property. However, if the WQTZ is treated as Uplands Zone, the estimated development will equal approximately 19.7% (or 1.76 acres) impervious cover of Gross Site Area, which is well below the 25% impervious cover allowance for Uplands in the Williamson Creek portion of the Barton Springs Zone.

Please feel free to contact me should you have any questions or need additional information.

Best regards,



Paul W. Linehan, ASLA
President

PWL:enw

cc: Michael Knepp

February 19, 2007

Paul W. Linehan
Land Strategies, Inc.
1010 Land Creek Cove, Suite 100
Austin, Texas 78746

Re: Environmental Evaluation
Water Quality Transition Zone
8.921-Acre Knepp Tract
Hwy 71 West at Fletcher Lane
Austin, Travis County, Texas

Mr. Linehan:

Per your request, I have conducted an "environmental" evaluation of the above referenced property, with particular focus on the Water Quality Transition Zone (WQTZ) for Williamson Creek located along the south-southwestern portion of the property adjacent to Hwy 71 (refer to site photographs in attached Exhibit A). As we discussed, this evaluation is in support of your future request to the City of Austin for a variance to allow the property to re-designate the WQTZ as "Uplands" for purposes of calculating site development area vs. impervious cover; however, with the intent to maintain the zone as a natural buffer (i.e., a no- or limited-development zone).

Field inspection of the property was conducted on January 29, 2006, and focused on property topography and drainage, physical nature of the WQTZ along Hwy 71 frontage, and offsite drainage features and areas of discharge into Williamson Creek and/or tributaries to Williamson Creek. In addition, the effort included evaluation of the WQTZ's effectiveness as a natural buffer between proposed development on the property and property discharge points along Hwy 71. This letter report summarizes my findings.

DESCRIPTION OF SETTING

The subject property is located on Hwy 71 West near the intersection of Hwy 71 and Fletcher Lane (refer to attached Exhibit B). The property is bordered to the south-southwest by Hwy 71 and its associated easement, to the north-northeast and west-northwest by undeveloped land, and to the southeast by a gasoline station that is located at the corner of Hwy 71 and Fletcher Lane.

The property is partially to heavily wooded and slopes toward the south-southeast (toward Hwy 71) at generally moderate slopes (five to six percent slopes). Slopes are somewhat greater on portions of the central and western part of the property. Majority of precipitation runoff from the property flows as sheet flow and is observed to flow offsite toward the south-southeast, and a small portion of runoff from the eastern corner of the property flows offsite toward the northeast.

As depicted in Exhibit C, the property lies within the Williamson Creek watershed, with Williamson Creek located on the southern side of Hwy 71 and a tributary to Williamson Creek located on the northern side of Hwy 71 (Note: the subject property is physically separated from Williamson Creek by Hwy 71). The tributary creek flows into Williamson Creek approximately 1,800 feet southeast of the subject property.

Specific to the WQTZ (for Williamson Creek), the surface topography exhibits slopes of approximately one to five percent. The surface soils are comprised of the San Saba and Volente soil series. The San Saba series is reported to have surface layers that are dark gray clay to approximately 22 inches with very slow permeability. The Volente series is reported to have surface layers that are dark grayish-brown silty clay loam to 36 to 54 inches with moderately slow permeability. In the field, these soils were observed to be native (unaltered) and to support large vegetation and native grasses. Although only relatively shallow excavations could be made in the field, the surface soils were confirmed to likely have slow permeability, thus indicating rapid runoff (when saturated). However, the soils were observed to have adequate "filtering" capability for infiltrating precipitation.

As shown in attached Exhibit B, the WQTZ occupies a relatively large portion of the property along Hwy 71, or nearly 40 percent of the total property area. Runoff from the property – including from this WQTZ – flows into a drainage feature (ditch) on the northern easement of Hwy 71 (refer to attached Exhibit D). Runoff in this ditch flows southeast along Hwy 71 and is channeled to the northeast along the western side of Fletcher Lane. An underground culvert channels the runoff beneath Fletcher Lane to an outfall to the tributary creek. Contributors to runoff near this discharge point include the parking area and a small detention basin on the gasoline station property, a large trailer park, and a sizable portion of Fletcher Lane.

DISCUSSION

In my opinion, designation of the WQTZ along Hwy 71 as Uplands, but still observing general restrictions from (conventional) development will have no significant effect on the environmental state of the property and the quality of offsite runoff. The basis for my opinion is as follows:

- As described previously, there is no direct discharge of runoff from the property (via the existing WQTZ) to Williamson Creek. Rather, runoff from the property is discharged to a drainage ditch on the northern easement of Hwy 71, commingles with runoff from Hwy 71 and other down-gradient sources, and flows into a tributary creek at its crossing with Fletcher Lane (refer to attached Exhibit D) – the tributary creek flows into Williamson Creek approximately 1,800 feet to the southeast of the property. Therefore, the fact that the existing WQTZ (for Williams Creek) on the subject property does not lie adjacent to Williamson Creek should be a consideration in planning development on the property in that re-designation of the zone as Uplands should be possible.
- Re-designating the existing WQTZ as Uplands, but still complying with WQTZ building restrictions – with minimal development on the re-designated WQTZ – the area can still be maintained as an excellent natural buffer. That is, the present-day (unaltered) state of the WQTZ represents a stable strip of native soil and established vegetative cover that acts as a natural runoff filter. Provided that the area would remain generally unaltered, re-designation would not compromise the quality of runoff at the discharge points (along Hwy 71).

In addition to the above, I do not anticipate that any minimal development within the re-designated zone would have a detrimental effect on this portion of the property. Having reviewed a general development concept that your office provided, I believe that construction of a property access drive, a portion of a parking area, and/or a reasonable amount of landscaping would not significantly alter the area. However, I would not recommend significant alteration of topography or removal of native soils from the area. Such alterations could compromise the effectiveness of the natural buffer that already exists.

Finally, given that the existing WQTZ consist of clayey soils with slow permeability and relatively high runoff potential, and if it is desired to slow runoff across the re-designated WQTZ, then the area can be improved by installing one or more permanent rock filter berms that lie parallel to topographic contour and are incorporated into potential landscaping. As an alternative, dense vegetative ground cover (filter trap) can be installed to have a similar affect. In terms of considering a small detention basin on this area, or up-gradient of this area, I believe that the size of the concept development may not justify installing a basin (Note: further review should be conducted to either confirm or refute my opinion in the matter of a detention basin).

I appreciate the opportunity to assist you in this matter and trust that the contents of this letter report are satisfactory. Should you have any questions or require additional information, please feel free to contact me at 258-6606 or send an e-mail to mtrojan@austin.rr.com.

Respectfully,

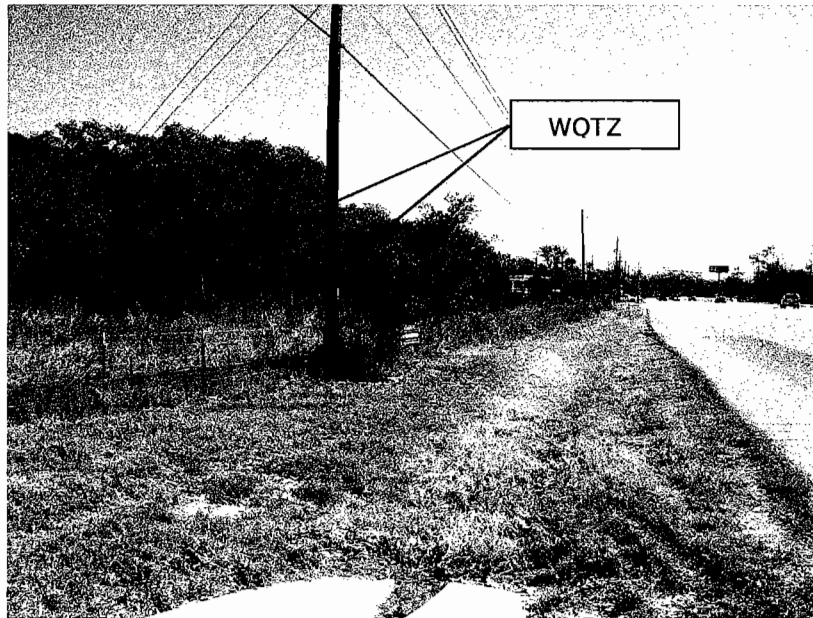
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Michael Trojan, CPG
M. TROJAN & ASSOCIATES
Environmental & Engineering Consulting

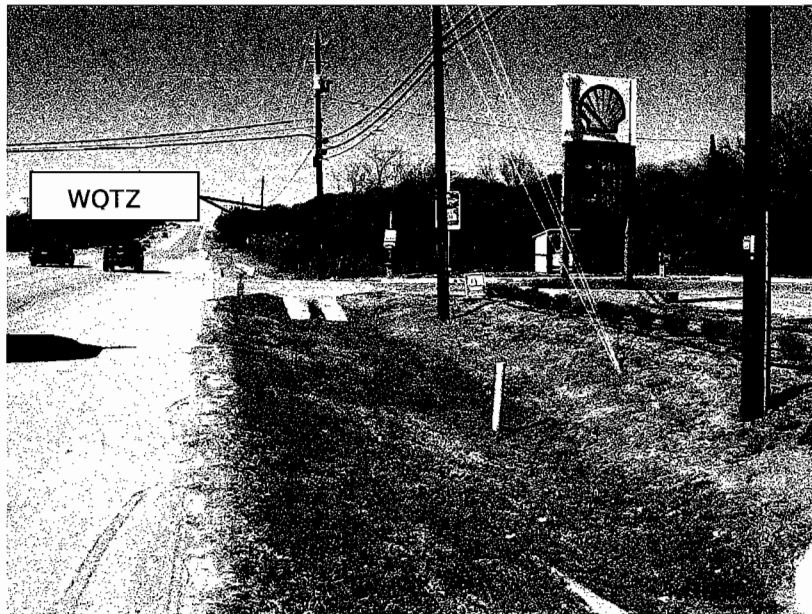
Attachments: Exhibits A, B, C and D

c: MTA Project File LS-07-001

EXHIBIT A



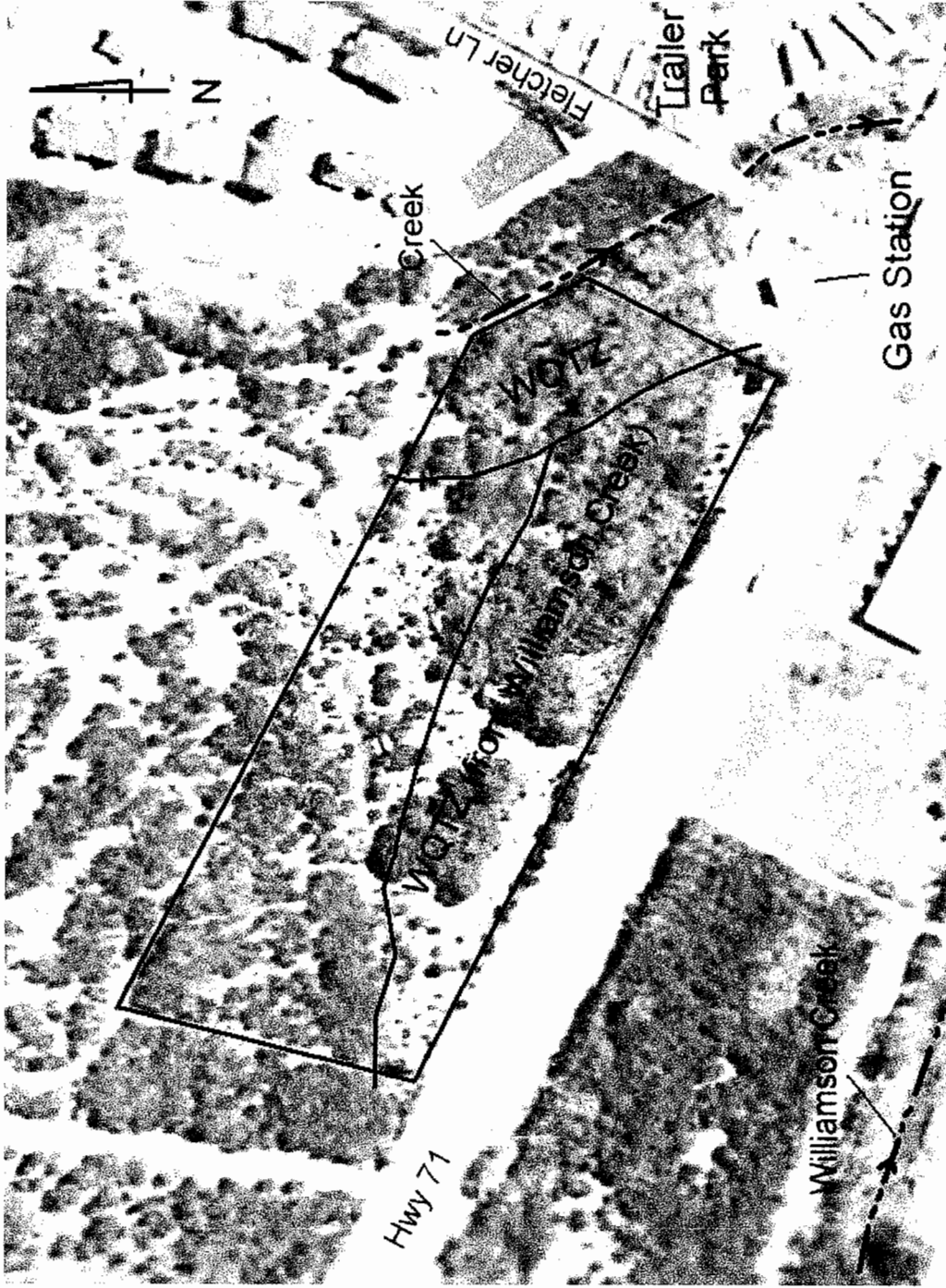
View of the WQTZ on the property, with Hwy 71 on the right; photo taken facing southeast.



View of the WQTZ on the property with Hwy 71 on the left; photo taken facing northwest.

8.921-Acre Knepp Tract
Highway 71 West
Austin, Travis County, Texas

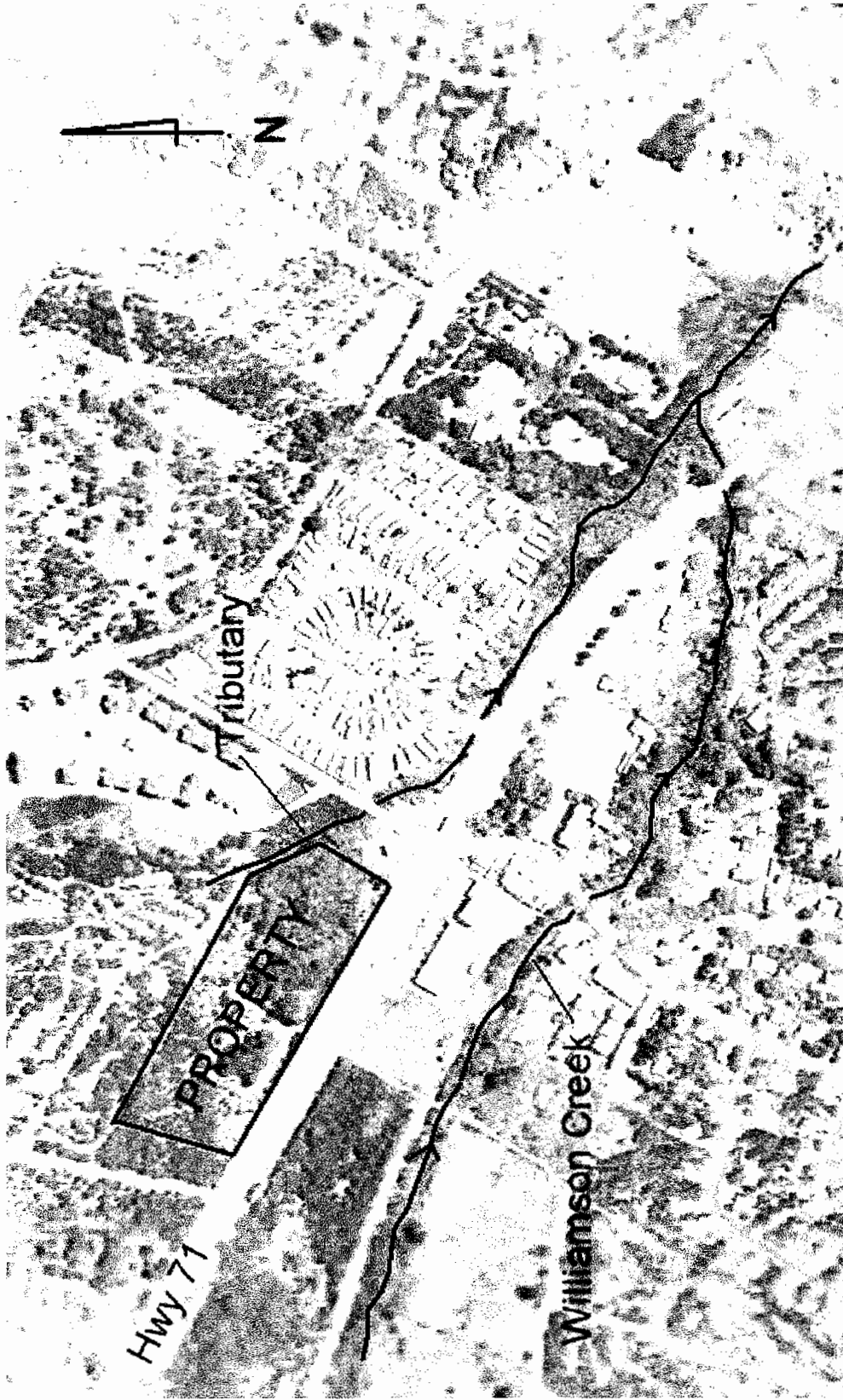
EXHIBIT B



8.921-Acre Knepp Tract
Highway 71 West
Austin, Travis County, Texas

mta M. TROJAN & ASSOCIATES
Environmental & Engineering Consulting

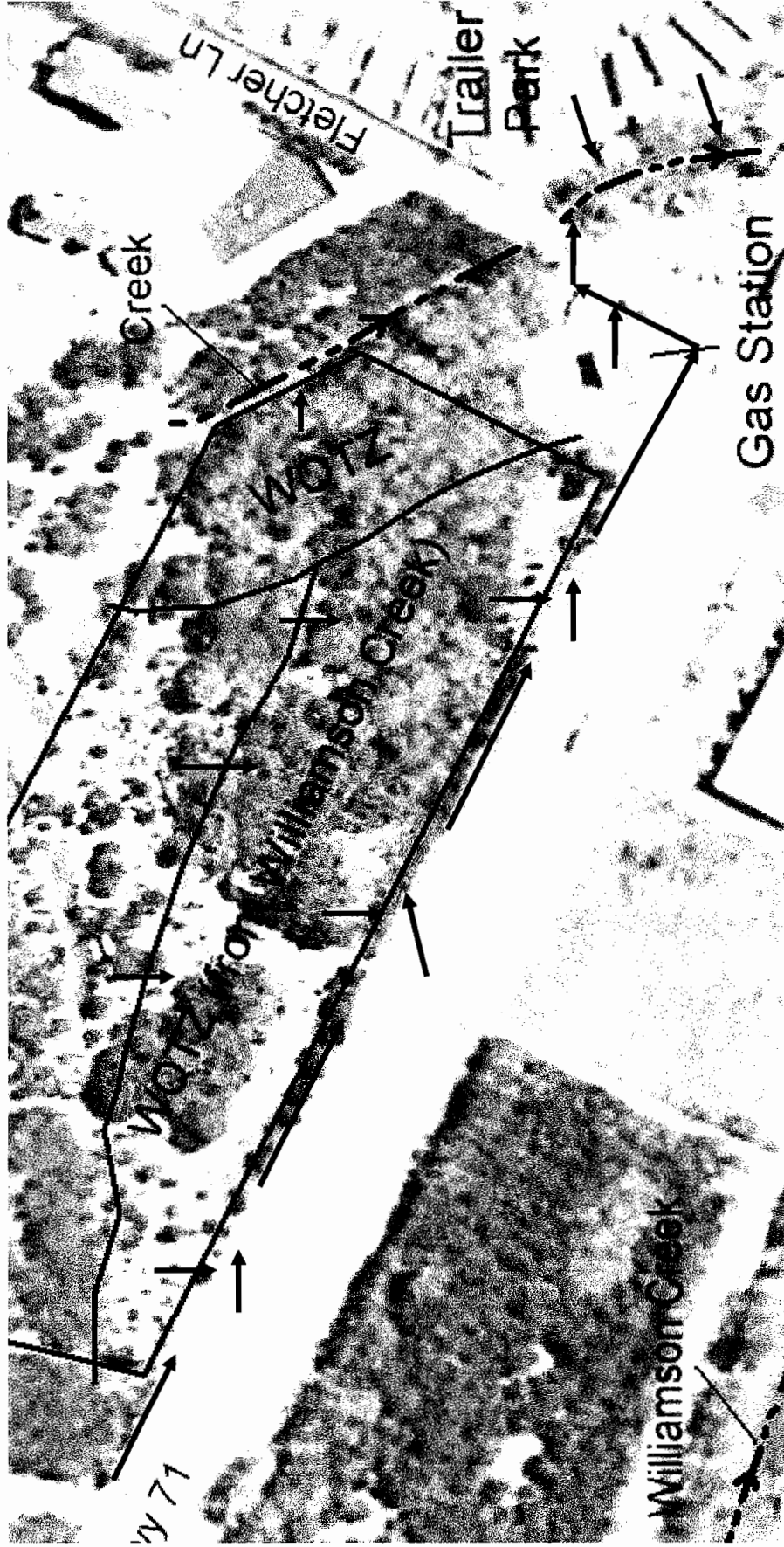
EXHIBIT C



8.921-Acre Knepp Tract
Highway 71 West
Austin, Travis County, Texas

mta M. TROJAN & ASSOCIATES
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EXHIBIT D



↑ Indicates runoff flow direction

8.921-Acre Knepp Tract
Highway 71 West
Austin, Travis County, Texas

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PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2007-0009

Contact: Robert Heil, (512) 974-2330

Public Hearing:

May 22, 2007 Planning Commission

Dennis D. Demert

Your Name (please print)

8407 West SH 71

Your address(es) affected by this application

Dennis D. Demert

5-15-07

Signature

Date

Comments:

I am high in favor of the PUD because it is needed by the many businesses that have been displaced by the highway expansion in the Oak Hill proper area of US 290 and SH 71.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Robert Heil

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor
☐ I object